PROPOSED DAYCARE DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT



Bylaw Study

ADDRESS

Municipal: 3404 Cardston Crescent N.W., Calgary, AB
Legal: Lot 29, Block 4, Plan 873HW

PROPOSED DENSITY (U/Ha)

LAND USE R-CG Residential - Grade-Oriented Infill
Parcel Area (Ha) 0.057

BUILDING COVERAGE (%) 44.95

Parcel 574.29 m^2 (100%)
Building 258.65 m^2 (44.95%)
Total Coverage: 258.65 m^2 (44.95%)

GROSS FLOOR AREA (m2) 454.02

1st Floor 258.36 m^2
2nd Floor 195.66 m^2
Total Above Grade 454.02 m^2
Basement 258.36 m^2

FLOOR AREA RATIO (FAR): 0.79

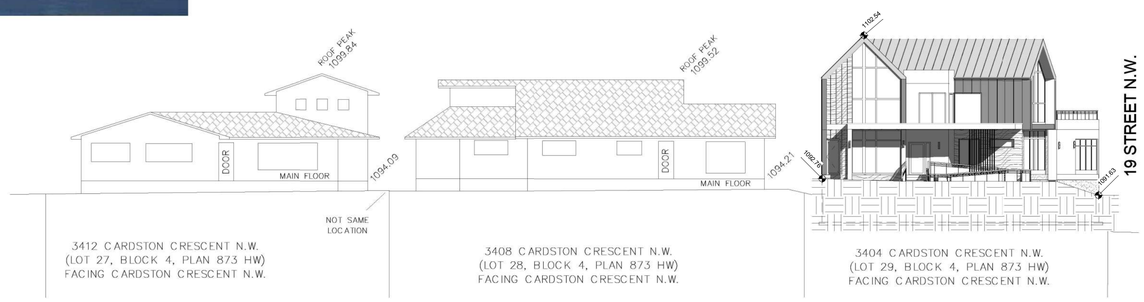
GFA / Parcel Area:
454.02 m^2/ 574.29 m^2 = 0.79

WASTE AND RECYCLING

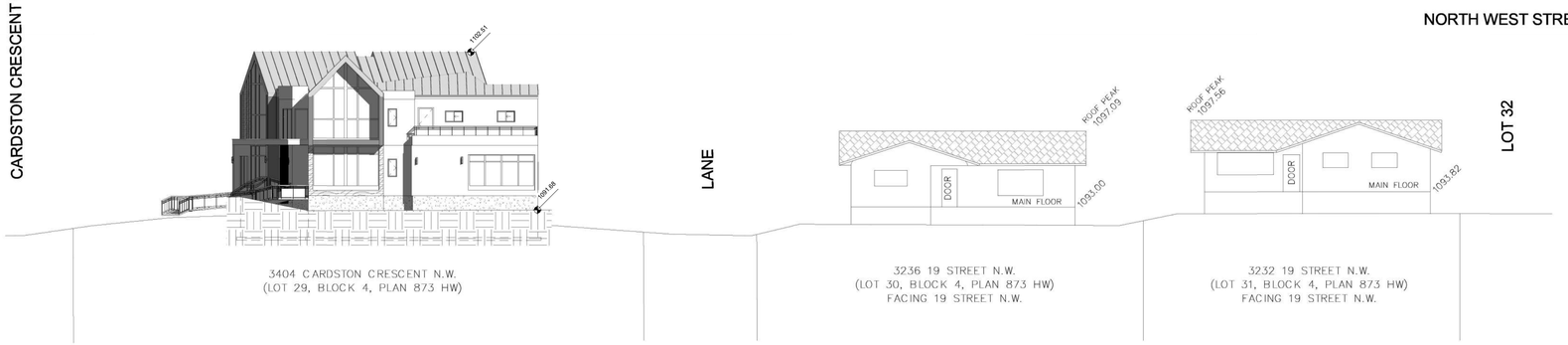
Capacity: 5 carts x 96 Gallon each = 480 Gallons
Proposed Waste storage distribution:
Black Cart (96G) 2
Blue Cart (96G) 2
Green Cart (96G) 1
Total Carts: 5
Carts to be manually rolled out to pick-up location
on collection day by a private waste management company.

PARKING

On-Site Parking Garage 8



NORTH WEST STREETSCAPE



SOUTH WEST STREETSCAPE

NINES
DESIGN & VISUALIZATION

DATE	No.	REVISION	BY

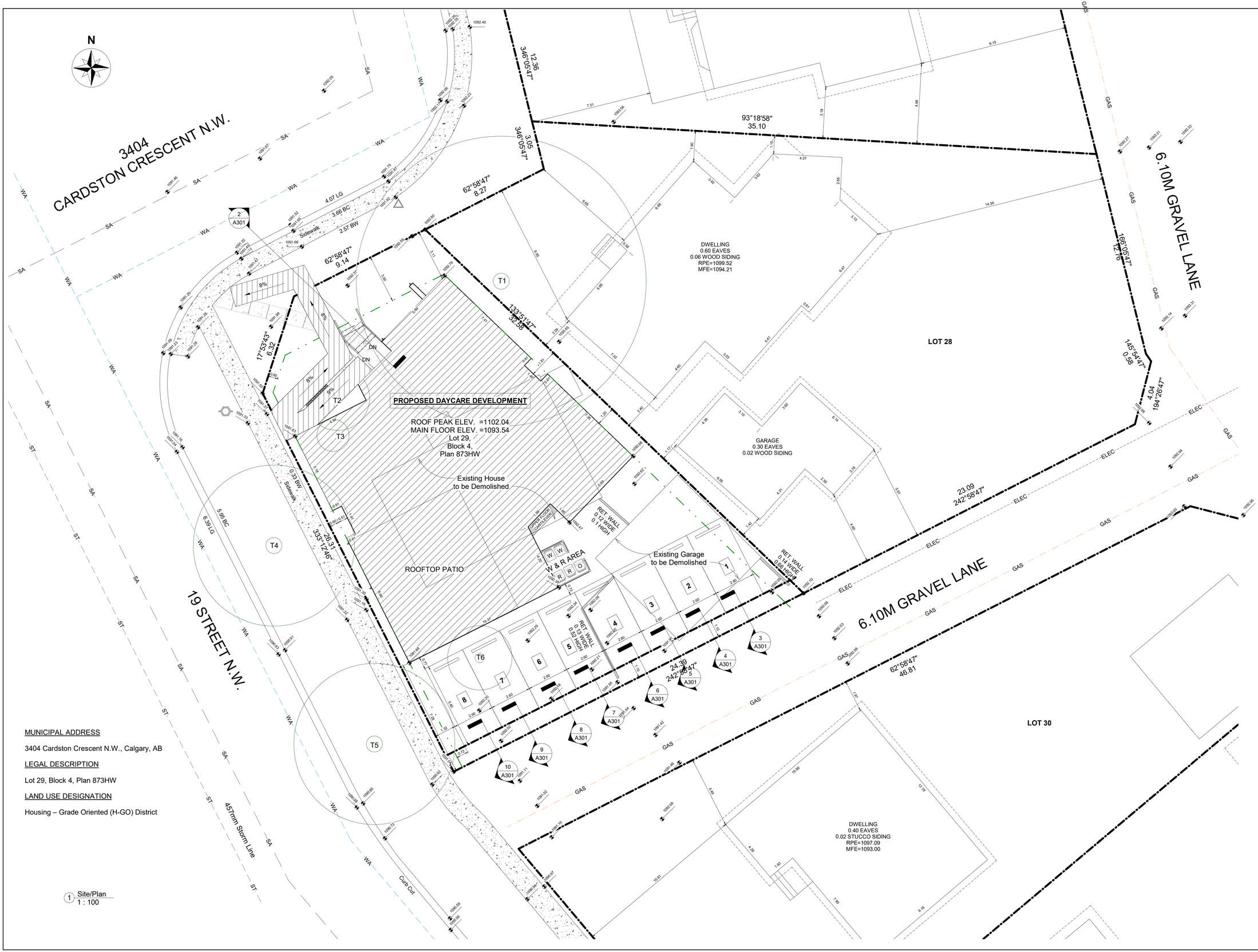
PROJECT
Proposed Daycare Centre
3404 Cardston Crescent N.W., Calgary, AB

CLIENT
Owner

PROGRESS	DP		
SCALE	As indicated		
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Title Page

A000



MUNICIPAL ADDRESS

3404 Cardston Crescent N.W., Calgary, AB

LEGAL DESCRIPTION

Lot 29, Block 4, Plan 873HW

LAND USE DESIGNATION

Housing – Grade Oriented (H-GO) District

1 Site/Plan
1 : 100

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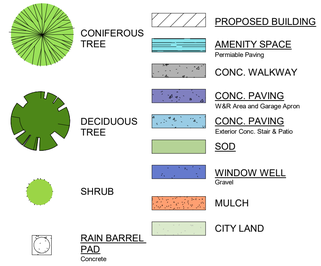
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Site Plan

A001



1 Landscaping Plan
1 : 100



EXISTING TREES

#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	COMMENTS	SCIENTIFIC NAME
T1	DECIDUOUS	1.00	18.00	15.00	RETAIN	IN ADJACENT PROPERTY	
T2	BUSH		4.00	3.00	REMOVED	IN SUBJECT PROPERTY	
T3	BUSH		2.00	2.50	REMOVED	IN SUBJECT PROPERTY	
T4	DECIDUOUS	1.00	10.00	15.00	RETAIN	IN CITY PROPERTY	POPULUS JACKII
T5	DECIDUOUS	1.00	10.00	15.00	RETAIN	IN CITY PROPERTY	POPULUS JACKII
T6	DECIDUOUS	0.60	4.00	2.50	REMOVED	IN SUBJECT PROPERTY	

PLANTING SCHEDULE

PROPOSED TREE

#	SCIENTIFIC NAME	CALIPER	CANOPY	HEIGHT	SPECIES	AMOUNT
S	SASKACHEWEN BERRY	0.15m	0.6m	1m	SHRUB	18
T7	PIN CHERRY	75mm	2m	3m	DECEDIOUS	1
T8	PIN CHERRY	65mm	2m	2m	DECEDIOUS	1
T9	AMUR MAPLE	65mm	2m	2m	DECEDIOUS	1
T10	AMUR MAPLE	65mm	2m	2m	DECEDIOUS	1
T11	SIBERIAN LARCH	75mm	2m	3m	CONIFEROUS	1
T12	SIBERIAN LARCH	65mm	2m	2m	CONIFEROUS	1

LANDSCAPING NOTE:

1. All soft surface landscaping provided with low water irrigation system.
2. City boulevard between property line and back of walk to be grass.
3. An Urban Forestry (UF) Technician must be onsite to mitigate possible root damage to adjacent Public trees during deep service excavation and walkway installation. Contact Urban Forestry via 311 to make arrangements for onsite meeting. Urban Forestry requires minimum two business days' notice prior to meeting onsite.
4. The dwelling units will be solar ready and able to accommodate solar photovoltaic panels for electricity eneration.
5. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds.

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Landscaping Plan

A002



1 North Elevation 1
1/4" = 1'-0"



2 South Elevation 1
1/4" = 1'-0"

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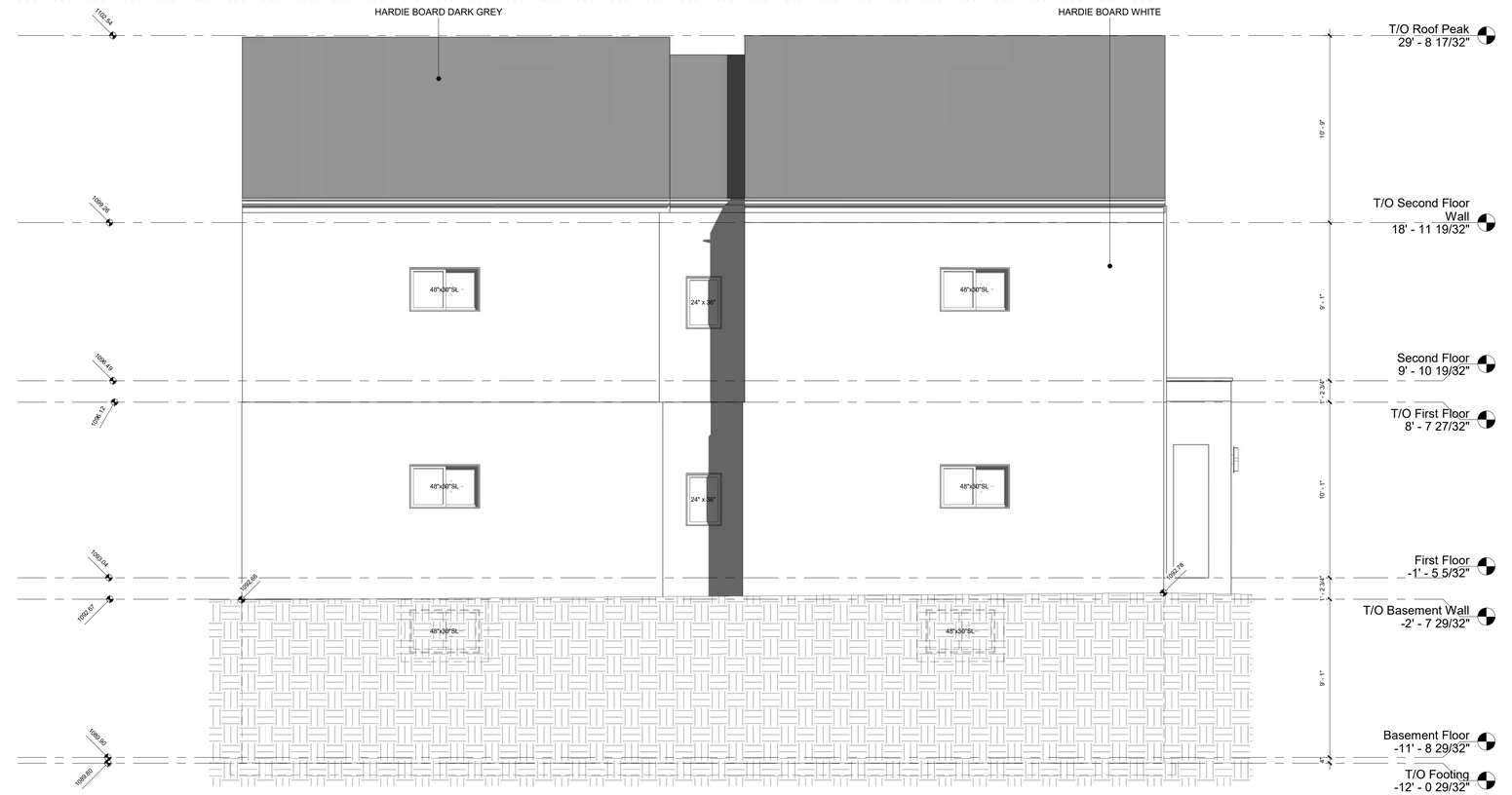
CLIENT
Owner

PROGRESS	DP		
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Building North & South Elevation
A201



1 West Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

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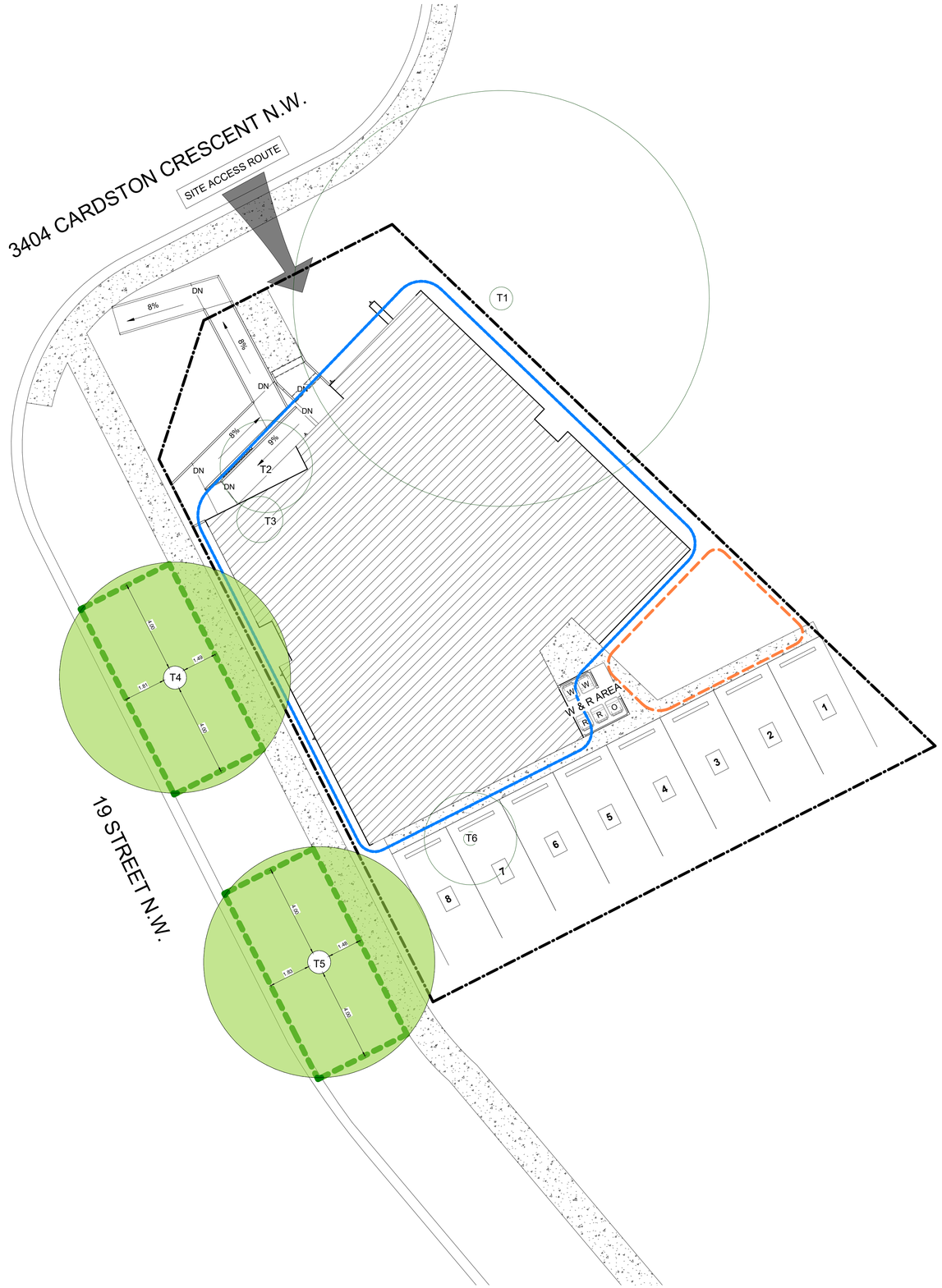
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Owner

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Building West & East Elevation

A202



1 Tree Protection Plan
1 : 100

NINES
DESIGN & VISUALIZATION

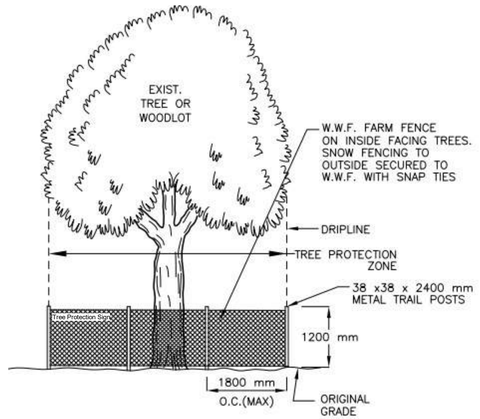
LEGEND

- TREES TO BE PROTECTED
- TREES PROTECTION BARRIER
- CONSTRUCTION MATERIOR STORAGE AREA
- LIMIT OF LAND DISTERBANCE
- SITE ACCESS ROUTE

DATE	No.	REVISION	BY

PUBLIC TREE INFORMATION

#	SPECIES	CALIPER	CANOPY	HEIGHT	STATUS	COMMENTS	SCIENTIFIC NAME
T4	DECIDUOUS	1.00	10.00	15.00	RETAIN	IN CITY PROPERTY	POPULUS JACKII
T5	DECIDUOUS	1.00	10.00	15.00	RETAIN	IN CITY PROPERTY	POPULUS JACKII



TREE PROTECTION FENCING
–REQUIRED FOR ALL TREES.

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Tree Protection Plan
A401